

# Sierra Vista Housing Profile

## Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Sierra Vista	32,983	37,775	32.1%	14.5%
Cochise County	97,624	117,755	-	20.6%

## Median Household Income

	<i>1990</i>	<i>2000</i>
Sierra Vista	\$29,590	\$38,427
Cochise County	\$22,425	\$32,105
Arizona	\$27,540	\$39,067

## Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	25,518	27,706	73.3%
African American	3,949	4,115	10.9%
Native American	204	313	0.8%
Asian	1,722	1,347	3.6%
Other	1,590	4,294	11.4%
Hispanic	3,884	5,971	15.8%

## Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	11,672	14,196
Homeownership Rate	46.0%	52.2%
Average Household Size	2.65	2.48

## Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	10,057	11,287	29.9%
20 – 54 yrs	18,222	18,551	49.1%
55 & Over	4,704	7,937	21.0%

Median Age	28.7	32.0
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### Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	6,749	8,728	55.9%	29.3%
Townhouse / Condo	1,575	1,474	9.4%	-6.4%
Multi-family Units	3,100	3,766	24.1%	21.5%
Manufactured Home	1,452	1,413	9.0%	-2.7%
Other Units	51	240	1.5%	370.6%
Total Units	12,927	15,621	-	20.84%

### Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$359	\$524
# of Units Surveyed	50	0

### Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	140	\$118,200	362	\$92,714	140	\$100,000
1997	94	\$121,000	332	\$94,667	94	\$102,000
1998	141	\$120,214	357	\$98,188	141	\$107,400
1999	155	\$132,750	442	\$98,250	155	\$107,100
2000	41	\$136,500	476	\$101,833	41	\$105,188

### Assisted Housing Units Produced between 1996 - 2000

Sierra Vista	147
Cochise County	322

### Housing Affordability Gap

	Sierra Vista	Cochise County
Total Gap	359	1,945
Gap as a % of Total households	2.5%	4.4%
% of Median household Income where total gap occurs	26%	